

COULTERS<sup>©</sup>



# 58 IBRIS PLACE

NORTH BERWICK, EH39 4DF

 3 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Stylish modern 3 bed mews house arranged over two floors with a flexible and appealing layout. The property is presented in excellent condition and benefits from a charming terrace, and a balcony with a spiral staircase leading to an enclosed courtyard garden. There is residents parking and the property is conveniently located for local amenities and the train station with a regular service to Edinburgh.

The accommodation comprises, entrance vestibule with useful storage cupboards leading to a sun room which could be used in a variety of ways; welcoming hallway with further storage and a utility cupboard, principal bedroom with modern ensuite shower room, double bedroom 2 with patio doors to the courtyard, bedroom three which is currently used as a dressing room and a contemporary bathroom with a separate shower. On the first floor a generous open plan kitchen/dining/sitting room provides a light and airy welcoming space to relax and enjoy, the balcony and terrace bring the outside in and there is an excellent range of fitted cupboards; the sitting area benefits from a gas fire providing an attractive focal point; the dining area has ample room for a large table and the kitchen is well planned with integrated appliances with a large island unit; a study nook completes the living space.

## KEY FEATURES

-  Contemporary mews house with appealing layout
-  Three bedrooms, one with ensuite
-  Enclosed courtyard garden, terrace & balcony
-  Residents parking for two cars
-  Convenient location in the heart of North Berwick
-  Independent retailers, beach & golf courses nearby



The property benefits from gas central heating and is double glazed throughout. The development is factored by Hacking & Paterson with an approximate annual fee of £250.00.

## EXTRAS

All light fittings, blinds, curtains and fitted floor coverings are included in the sale price as are the integrated appliances and washing machine. Some items of furniture may be available by separate negotiation.





## THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.

The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.

Reputable local primary and secondary schooling including North Berwick High School are within walking distance. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

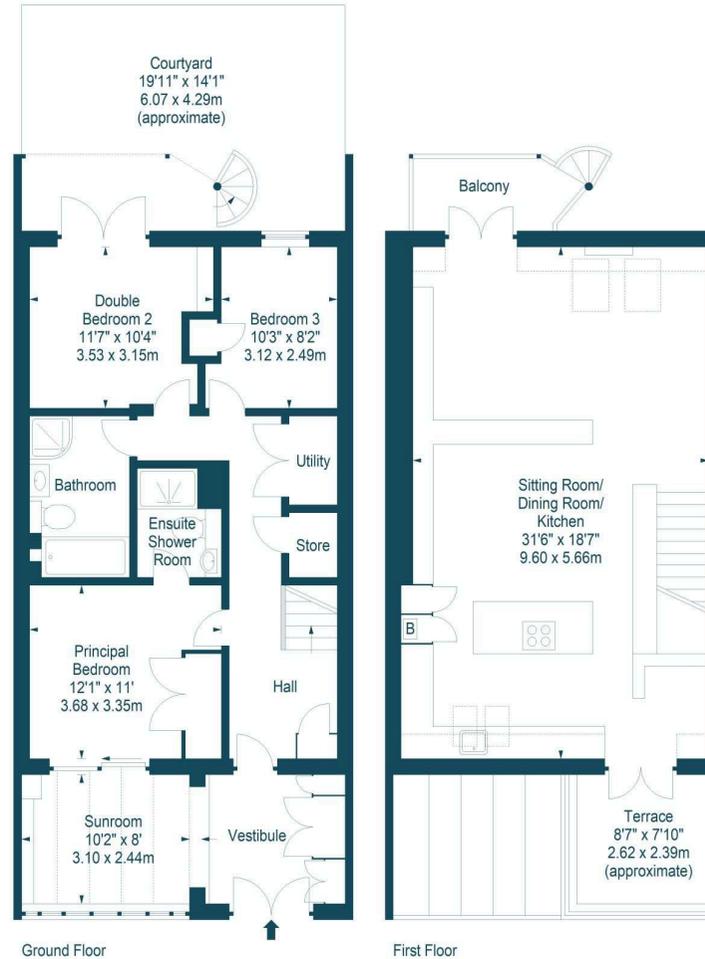




Ibris Place,  
North Berwick,  
East Lothian, EH39 4DF



Approx. Gross Internal Area  
1398 Sq Ft - 129.87 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.